

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: ARMSTRONG
Local Government Number: 32G303

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ARMSTRONG #3 URBAN RENEWAL	32013	11
ARMSTRONG URBAN RENEWAL #4 VALLEY VIEW	32014	2

TIF Debt Outstanding: 80,000

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	76,833	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	9,128
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	9,128

Rebate Expenditures:	10,000
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	10,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	75,961	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: -5,961**

Urban Renewal Area Data Collection

Local Government Name: ARMSTRONG (32G303)
 Urban Renewal Area: ARMSTRONG #3 URBAN RENEWAL
 UR Area Number: 32013
 UR Area Creation Date: 11/2012

UR Area Purpose: Casey's built a new store. The architects and engineers recommended increasing the size of the storm sewer, because of all the concrete for driveways.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ARMSTRONG CITY/A-R SCH/ARMSTRONG BFD/TIF#2 GKN INCREM	32085	32086	0
ARMSTRONG CITY/A-R SCH/ARM BFD/TIF#2 GKN FULL TAX INCREM	32093	32094	0
ARMSTRONG CITY/A-R SCH/ARM BFD/TIF#2 GKN CITY EXEMPT INCREM	32095	32096	0
ARMSTRONG CITY/A-R SCH/ARMSTRONG BFD/TIF#1 INCREM	32098	32099	0
ARMSTRONG CITY/A-R SCH/ARMSTRONG BFD/TIF#3 INCREM	32100	32101	0
ARMSTRONG CITY/A-R SCH/ARM BFD/TIF#3 EXEMPT INCREM	32102	32103	0
ARMSTRONG CITY/A-R SCH/ARM BFD/TIF#3 FULL TAX INCREM	32104	32105	0
ARMSTRONG GROVE TWP/A-R SCH/ARMSTRONG BFD TIF#3 INCREM	32106	32107	0
ARMSTRONG AG/A-R SCH/ARM BFD/TIF#3 INCREMENT	32108	32109	0
ARMSTRONG CITY AG/A-R SCH/ARMSTRONG BFD TIF#3 EXEMPT INCREM	32110	32111	0
ARMSTRONG CITY AG/A-R SCH/ARMSTRONG BFD TIF#3 FULL INCREM	32112	32113	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

0

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

TIF Taxing District Data Collection

Local Government Name: ARMSTRONG (32G303)
 Urban Renewal Area: ARMSTRONG #3 URBAN RENEWAL (32013)
 TIF Taxing District Name: ARMSTRONG CITY/A-R SCH/ARMSTRONG BFD/TIF#2 GKN INCREM
 TIF Taxing District Inc. Number: 32086
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	03/2002
Economic Development	03/2002

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,687,900	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ARMSTRONG (32G303)
 Urban Renewal Area: ARMSTRONG #3 URBAN RENEWAL (32013)
 TIF Taxing District Name: ARMSTRONG CITY/A-R SCH/ARM BFD/TIF#2 GKN FULL TAX INCREM
 TIF Taxing District Inc. Number: 32094
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	ARMSTRONG (32G303)
Urban Renewal Area:	ARMSTRONG #3 URBAN RENEWAL (32013)
TIF Taxing District Name:	ARMSTRONG CITY/A-R SCH/ARM BFD/TIF#2 GKN CITY EXEMPT INCREM
TIF Taxing District Inc. Number:	32096
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	ARMSTRONG (32G303)
Urban Renewal Area:	ARMSTRONG #3 URBAN RENEWAL (32013)
TIF Taxing District Name:	ARMSTRONG CITY/A-R SCH/ARMSTRONG BFD/TIF#1 INCREM
TIF Taxing District Inc. Number:	32099
TIF Taxing District Base Year:	1991
FY TIF Revenue First Received:	1991
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,040,630	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ARMSTRONG (32G303)
 Urban Renewal Area: ARMSTRONG #3 URBAN RENEWAL (32013)
 TIF Taxing District Name: ARMSTRONG CITY/A-R SCH/ARMSTRONG BFD/TIF#3 INCREM
 TIF Taxing District Inc. Number: 32101
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2012

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2002

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,489,447	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ARMSTRONG (32G303)
 Urban Renewal Area: ARMSTRONG #3 URBAN RENEWAL (32013)
 TIF Taxing District Name: ARMSTRONG CITY/A-R SCH/ARM BFD/TIF#3 EXEMPT INCREM
 TIF Taxing District Inc. Number: 32103
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ARMSTRONG (32G303)
 Urban Renewal Area: ARMSTRONG #3 URBAN RENEWAL (32013)
 TIF Taxing District Name: ARMSTRONG CITY/A-R SCH/ARM BFD/TIF#3 FULL TAX INCREM
 TIF Taxing District Inc. Number: 32105

TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ARMSTRONG (32G303)
 Urban Renewal Area: ARMSTRONG #3 URBAN RENEWAL (32013)
 TIF Taxing District Name: ARMSTRONG GROVE TWP/A-R SCH/ARMSTRONG BFD TIF#3 INCREM
 TIF Taxing District Inc. Number: 32107

TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	59,764	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ARMSTRONG (32G303)
 Urban Renewal Area: ARMSTRONG #3 URBAN RENEWAL (32013)
 TIF Taxing District Name: ARMSTRONG AG/A-R SCH/ARM BFD/TIF#3 INCREMENT
 TIF Taxing District Inc. Number: 32109

TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	504	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ARMSTRONG (32G303)
 Urban Renewal Area: ARMSTRONG #3 URBAN RENEWAL (32013)
 TIF Taxing District Name: ARMSTRONG CITY AG/A-R SCH/ARMSTRONG BFD TIF#3 EXEMPT INCREM
 TIF Taxing District Inc. Number: 32111

TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ARMSTRONG (32G303)
 Urban Renewal Area: ARMSTRONG #3 URBAN RENEWAL (32013)
 TIF Taxing District Name: ARMSTRONG CITY AG/A-R SCH/ARMSTRONG BFD TIF#3 FULL INCREM
 TIF Taxing District Inc. Number: 32113
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2012

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2002

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: ARMSTRONG (32G303)
 Urban Renewal Area: ARMSTRONG URBAN RENEWAL #4 VALLEY VIEW
 UR Area Number: 32014
 UR Area Creation Date: 05/2008

UR Area Purpose: THE CITY INTENDS TO
 PROVIDE ASSISTANCE IN THE
 FORM OF PROPERTY TAX
 REBATES, TO HELP THE
 DEVELOPER FINANCE THE
 CONSTRUCTION OF AN
 ASSISTED LIVING HEALTH
 CARE FACILITY.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ARMSTRONG CITY/A-R SCH/ARMSTRONG BFD/TIF#4 INCREMENT	32114	32115	353,000
ARMSTRONG CITY/A-R SCH/AR BFD TIF#5 AMEND1 CASEYS INCREM	32116	32117	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	459,000	1,230,700	0	0	-1,852	1,687,848	0	1,687,848
Taxable	0	242,428	1,230,700	0	0	-1,852	1,471,276	0	1,471,276
Homestead Credits									5

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **76,833** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 9,128
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 9,128

Rebate Expenditures: 10,000
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 10,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **75,961** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For ARMSTRONG URBAN RENEWAL #4 VALLEY VIEW

Valley Vue Urban Renewal

Description:	Addition of Assisted Living Health Care Facility
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Amended Valley Vue Urban Renewal

Description:	Storm Sewer Improvements Casey's General Store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ARMSTRONG URBAN RENEWAL #4 VALLEY VIEW

Valley Vue Urban Renewal

Debt/Obligation Type:	Rebates
Principal:	80,000
Interest:	0
Total:	80,000
Annual Appropriation?:	Yes
Date Incurred:	05/05/2008
FY of Last Payment:	2021

Amended Valley Vue Urban Renewal

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/20/2013
FY of Last Payment:	2023

Rebates For ARMSTRONG URBAN RENEWAL #4 VALLEY VIEW

110 2nd Avenue, Armstrong, IA

TIF Expenditure Amount:	10,000
Rebate Paid To:	Valley Vue
Tied To Debt:	Valley Vue Urban Renewal
Tied To Project:	Valley Vue Urban Renewal
Projected Final FY of Rebate:	2021

TIF Taxing District Data Collection

Local Government Name: ARMSTRONG (32G303)
 Urban Renewal Area: ARMSTRONG URBAN RENEWAL #4 VALLEY VIEW (32014)
 TIF Taxing District Name: ARMSTRONG CITY/A-R SCH/ARMSTRONG BFD/TIF#4 INCREMENT
 TIF Taxing District Inc. Number: 32115
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2008

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	459,000	1,230,700	0	0	-1,852	1,687,848	0	1,687,848
Taxable	0	242,428	1,230,700	0	0	-1,852	1,471,276	0	1,471,276
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	495,400	1,194,300	353,000	841,300	21,660

FY 2014 TIF Revenue Received: 9,128

TIF Taxing District Data Collection

Local Government Name: ARMSTRONG (32G303)
 Urban Renewal Area: ARMSTRONG URBAN RENEWAL #4 VALLEY VIEW (32014)
 TIF Taxing District Name: ARMSTRONG CITY/A-R SCH/AR BFD TIF#5 AMEND1 CASEYS INCREM
 TIF Taxing District Inc. Number: 32117
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	131,900	0	0	0	0

FY 2014 TIF Revenue Received: 0